

HUNTERS[®]

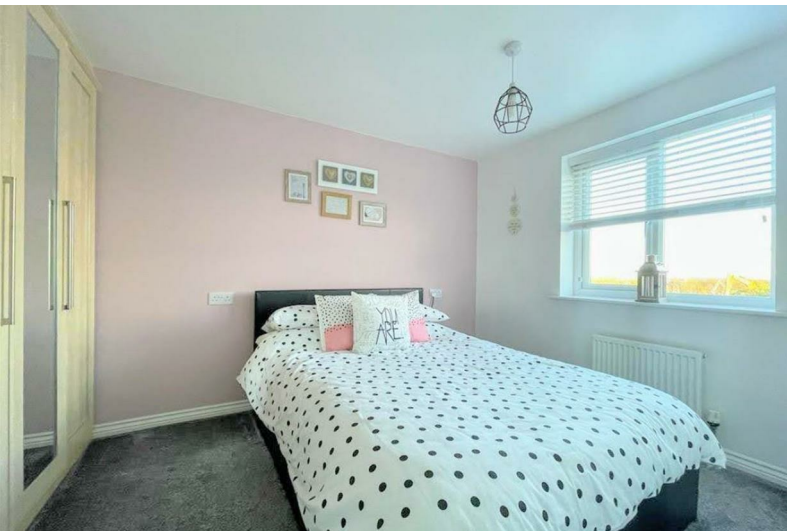
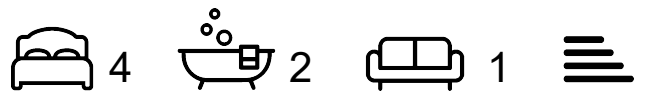
HERE TO GET *you* THERE



St. Helens Avenue

Barnsley, S71 2AX

£210,000



43 St. Helens Avenue

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Entrance Hall

Welcomed into the property via the composite entrance door into the hallway with laminate flooring, stairs rising to the first floor with fitted carpets and access to rooms on the ground floor.

Kitchen

8'2" x 13'1" (2.5 x 4)

The kitchen is fitted with a range of modern wall and base units featuring integral appliances that includes an electric oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and an inset sink and drainer with a swan neck mixer tap over. Also with LED spot lighting to the ceiling, under unit spot lighting, modern tiled flooring, partially tiled walls, a wall mounted radiator and a PVCu double glazed bay window to the front elevation.

Lounge

14'9" x 18'1" (4.5 x 5.5)

The lounge offers laminate flooring, a wall mounted vertical radiator, a rear facing PVCu double glazed window and PVCu double glazed French style patio doors accessing the rear garden.

WC

A beneficial ground floor wc with a wash hand basin, wall mounted radiator and elevated PVCu double glazed window.

Bathroom

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath. Also with vinyl finished flooring, partially tiled walls, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Four

6'7" x 8'10" (2 x 2.7)

The fourth bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Three

8'2" x 9'10" (2.5 x 3)

The third bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Two

8'2" x 14'9" (2.5 x 4.5)

The second bedroom includes fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

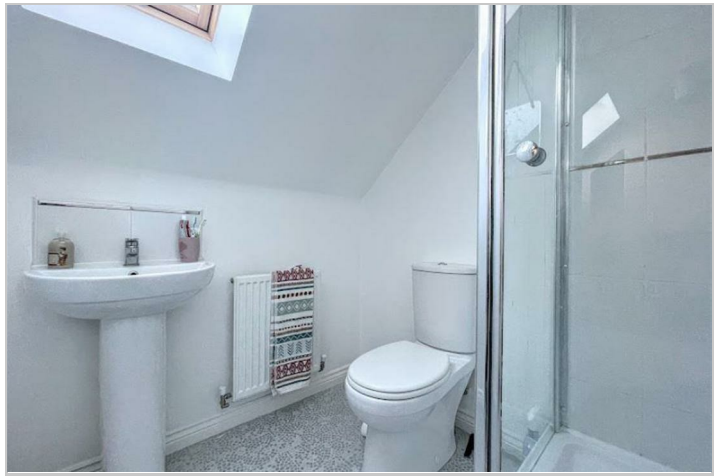
Master Bedroom

13'1" x 24'7" (4 x 7.5)

Located on the second floor is the attic master bedroom featuring fitted carpets, two elevated velux windows, two wall mounted radiators and access to the dressing room and en suite.

The dressing room provides integral wardrobes, fitted carpets, an elevated velux window and wall mounted radiator.

The en suite includes a three piece suite comprising a low flush WC, pedestal wash hand basin and step in shower cubicle. Also with a wall mounted radiator and elevated velux window.



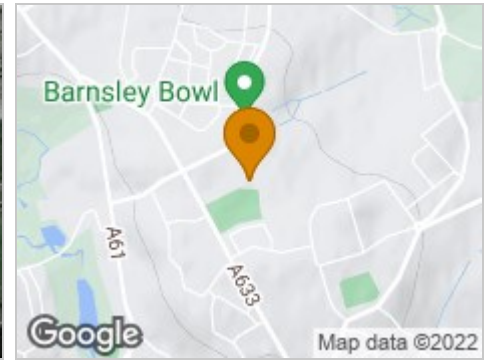
Road Map



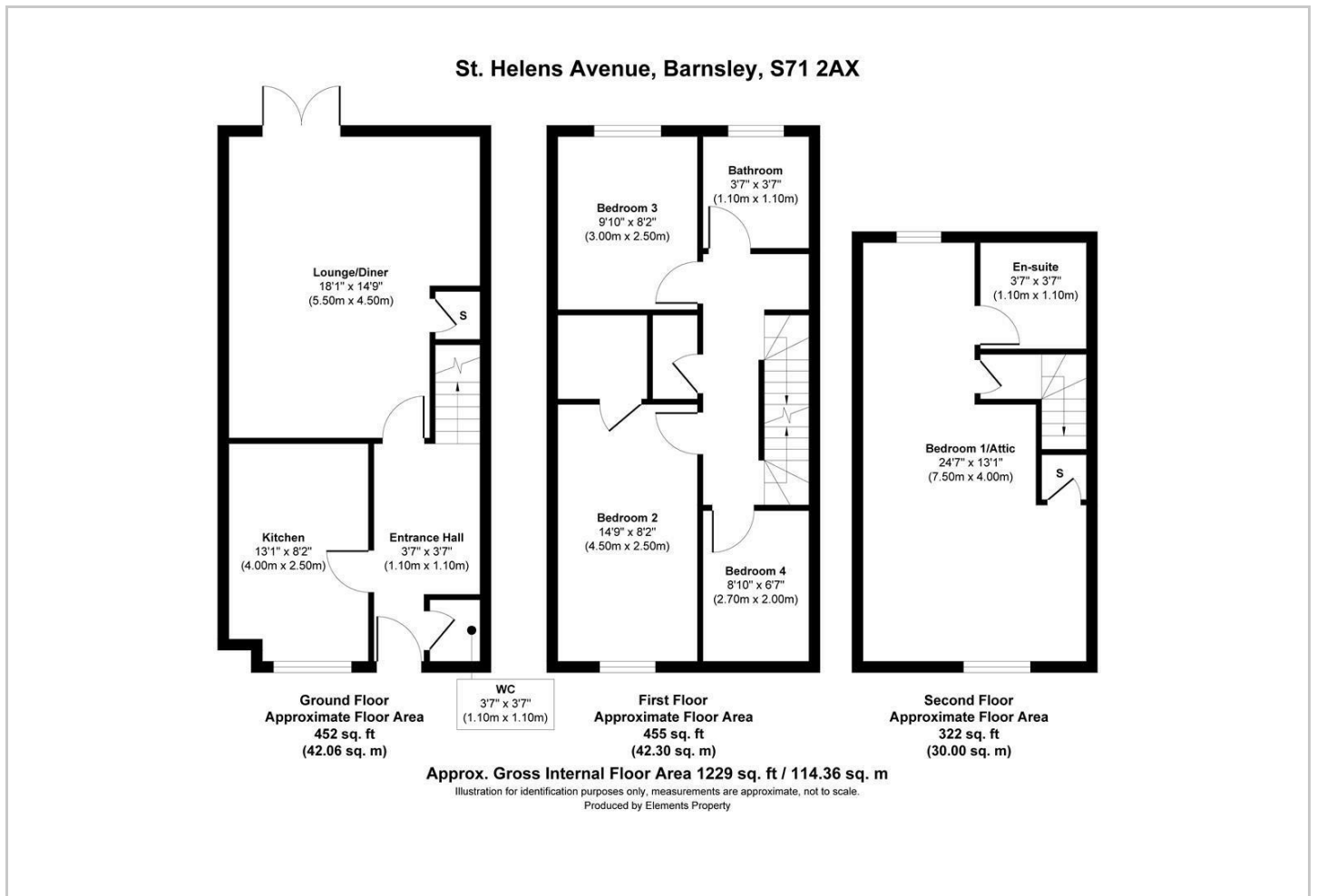
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.